

**LANCASTER  
CITY COUNCIL/SUCCESSOR AGENCY/  
FINANCING/POWER/  
CALIFORNIA CHOICE ENERGY AUTHORITY  
MINUTES  
July 11, 2017**

**CALL TO ORDER**

Mayor/Chair Parris called the meeting of the Lancaster City Council/Successor Agency/Financing/Power/California Choice Energy Authority to order at 5:00 p.m.

**ROLL CALL**

**PRESENT:** Council Members/Agency Directors/Authority Members: Malhi, Mann, Underwood-Jacobs, Vice Mayor/Vice Chair Crist, Mayor/Chair Parris

**STAFF**

**MEMBERS:** City Manager/Executive Director; Deputy City Manager/Deputy Executive Director; City Attorney/Agency/Authority Counsel; City Clerk/Agency/Authority Secretary; Development Services Director; Parks, Recreation and Arts Sr. Operations Manager; Finance Director; Economic Development Director; Housing Director; Public Safety Director, Deputy City Clerk

**INVOCATION**

Mike Livingston, City of Lancaster Senior Construction Manager

**PLEDGE OF ALLEGIANCE**

Council Member Malhi

**PRESENTATION**

1. Government Finance Officers Association (GFOA) Certificate of Achievement for Excellence in Financial Reporting  
Presenter: Pam Statsmann, Finance Director

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**CCEA CONSENT CALENDAR**

On a motion by Vice Chair Crist and seconded by Authority Member Underwood-Jacobs, the California Choice Energy Authority approved the Consent Calendar by the following vote: 5-0-0-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

**CCEA CC 1. READOPT THE BYLAWS OF THE CALIFORNIA CHOICE ENERGY AUTHORITY (CCEA).**

Readopted the Bylaws of the California Choice Energy Authority (CCEA).

**CCEA CC 2. RESOLUTION NO. CCEA 04-17 AND MASTER EEI POWER PURCHASE AND SALE AGREEMENT**

Adopted **Resolution No. CCEA 04-17**, granting authority to the Executive Director to enter into certain contracts on behalf of California Choice Energy Authority (“CCEA”).

Ratified and approved Master EEI Power Purchase and Sale Agreement with Direct Energy for the procurement of energy and energy products related to the operation of Pico Rivera’s electric load (“Pico Rivera Master Agreement”), and approved use of the same form of Master EEI Power Purchase and Sale Agreement, subject to substitution of the contracting parties and other non-material changes, for the future procurement of energy and energy products related to the operation of Lancaster Choice Energy and other CCEA member cities (“Form of Master Agreement”) and authorized the Executive Director to sign related documents, and to take further actions necessary to implement the agreements.

**M 1. MINUTES**

On a motion by Vice Mayor Crist and seconded by Council Member Mann, the City Council/Successor Agency/Financing/Power/California Choice Energy Authority approved the City Council/Successor Agency/Financing/Power/California Choice Energy Authority Regular Meeting Minutes of June 27, 2017, by the following vote: 5-0-0-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

**CITY COUNCIL CONSENT CALENDAR**

Mayor Parris stated he needs to recuse himself from Item No. CC 5 due to the proximity of the project to property he owns.

On a motion by Vice Mayor Crist and seconded by Council Member Mann, the City Council approved the Consent Calendar with the exception of Item No. CC 5, by the following vote: 5-0-0-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

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**CITY COUNCIL CONSENT CALENDAR CONTINUED...**

Mayor Parris left the dais at this time.

On a motion by Council Member Mann and seconded by Council Member Malhi, the City Council approved Item No. CC 5, by the following vote: 4-0-1-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist; NOES: None; RECUSED: Parris; ABSENT: None

Mayor Parris returned to the dais at this time.

**CC 1. ORDINANCE WAIVER**

Waived further reading of any proposed ordinances. (This permits reading the title only in lieu of reciting the entire text.)

**CC 2. CHECK REGISTERS**

Approved the Check and Wire Registers for June 4, 2017 – June 17, 2017 in the amount of \$2,596,352.63. Approved the Check Registers as presented.

**CC 3. ORDINANCE NO. 1028**

Adopted **Ordinance No. 1028**, amending Chapter 17.12 of the Lancaster Municipal Code to modify the setbacks, building orientation, and building design requirements in the C (Commercial) and OP (Office Professional) zones.

**CC 4. ORDINANCE 1029**

Adopted **Ordinance No. 1029**, amending the Lancaster Municipal Code (Title 16) to allow approval of multi-year extension requests for tentative maps.

**CC 5. PUBLIC WORKS CONSTRUCTION PROJECT NO. 17-012, AVENUE I AND 10<sup>TH</sup> STREET WEST AND AVENUE K AND 30<sup>TH</sup> STREET WEST INTERSECTION IMPROVEMENTS**

Approved an increase in the Professional Consultant Services contract amount for **Public Works Construction Project No. 17-012, Avenue I and 10<sup>th</sup> Street West and Avenue K and 30<sup>th</sup> Street West Intersection Improvements**, with Stantec Consulting Services, Inc., of Lancaster, California, by \$50,054.00 and authorized the City Manager, or his designee, to sign all documents.

**CC 6. PUBLIC WORKS CONSTRUCTION PROJECT NO. 17-009, 5<sup>TH</sup> STREET EAST CORRIDOR IMPROVEMENTS ATPL-5419(046)**

Awarded **Public Works Construction Project No. 17-009, 5<sup>th</sup> Street East Corridor Improvements ATPL-5419(046)**, to C.A. Rasmussen, Inc., of Valencia, California, in the amount of \$1,810,445.00, plus a 15% contingency, for the construction of pedestrian curb bulb-outs, traffic signal modifications, and the installation of buffered bike lanes, and authorized the City Manager, or his designee, to sign all documents. This contract is awarded to the lowest responsible bidder per California Public Code Section 22038 (b).

**CC 7. PUBLIC WORKS CONSTRUCTION PROJECT NO. 16-002, LANCASTER BOULEVARD, 30<sup>TH</sup> STREET TO 40<sup>TH</sup> STREET EAST**

Awarded **Public Works Construction Project No. 16-002, Lancaster Boulevard, 30<sup>th</sup> Street to 40<sup>th</sup> Street East**, to R.C. Becker and Son, Inc., of Santa Clarita, California, in the amount of \$577,910.37, plus a 15% contingency, for roadway resurfacing and improvements; and authorized the City Manager, or his designee, to sign all documents. This contract is awarded to the lowest responsible bidder per California Public Code Section 22038 (b).

**CC 8. PUBLIC WORKS CONSTRUCTION PROJECT NO. 10-011, STATE ROUTE 14 AND AVENUE I INTERCHANGE IMPROVEMENTS**

Accepted the work constructed by Security Paving Company, Inc., for **Public Works Construction Project No. 10-011, State Route 14 and Avenue I Interchange Improvements**, and directed the City Clerk to file the Notice of Completion for the project. Retention on this project has been disbursed in accordance with California Public Contract Code.

**NB 1. LED STREETLIGHT INSTALLATION PRESENTATION**

The Development Services Director and Public Works Manager provided the presentation for this item.

Discussion among the City Council and staff included clarification of major arterial, regional arterial, secondary arterial and residential streets and discussion of providing information to the public regarding the schedule for replacing the streetlights.

Addressing the City Council on this item:  
Fran Sereseres – discussed the LED lights

Received and filed presentation regarding LED Streetlight Installation

**NB 2. DESIGN-BUILD TEAM SERVICES, BUILD PHASE, FOR PWCP 16-003, ANTELOPE VALLEY SENIOR CENTER RENOVATION PROJECT**

The Development Services Director presented the staff report for this item.

Addressing the City Council on this item:  
Fran Sereseres – discussed the schedule for construction.

On a motion by Vice Mayor Crist and seconded by Council Member Mann, the City Council awarded Design-Build Services, Build Phase for **PWCP 16-003, Antelope Valley Senior Center Renovation Project**, to Sawyer Construction & Associates of Mojave, California, in the amount of \$1,113,905.00 with a 10% contingency; and authorized the City Manager, or his designee, to sign all documents, by the following vote: 5-0-0-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

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Mayor Parris requested staff look into installing a water misting system on Lancaster Boulevard.

**NB 3. APPROVAL OF ENERGY EFFICIENCY PROGRAM PLAN FOR SUBMITTAL TO CALIFORNIA PUBLIC UTILITIES COMMISSION FOR ADMINISTRATION ENERGY EFFICIENCY PROGRAMS**

It was the consensus of the City Council to waive the staff report for this item.

On a motion by Vice Mayor Crist and seconded by Council Member Malhi, the City Council approved Energy Efficiency Program Plan for submittal to the California Public Utilities Commission requesting funding for administration of energy efficiency programs, by the following vote: 5-0-0-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

**CR 1. COUNCIL REPORTS**

Council Member Mann discussed the recent Destination Lancaster meeting and extending the Lancaster Tourism Business Improvement District (LTBID).

Additional discussion took place regarding hotel occupancy and the need for additional hotels in Lancaster.

Vice Mayor Crist stated members of the City Council and staff will be attending the Palmdale City Council meeting following the Council meeting because the Palmdale City Council is considering moving forward with working with CCEA to assist Palmdale with a Community Choice Aggregation (CCA).

**LANCASTER HOUSING AUTHORITY**

No action required at this time.

**LANCASTER FINANCING AUTHORITY**

No action required at this time.

**LANCASTER POWER AUTHORITY**

No action required at this time.

**LANCASTER SUCCESSOR AGENCY**

No action required at this time.

Mayor Parris requested a break at this time.

Vice Mayor Crist reconvened the meeting at 5:42 p.m.

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**CITY MANAGER / EXECUTIVE DIRECTOR ANNOUNCEMENT**

The City Manager and Vice Mayor Crist discussed the recent Patriot Ride that stopped in Lancaster. Two brief videos showcasing the Patriot Ride and the City's 40<sup>th</sup> Anniversary celebration were shown.

The Deputy City Manager discussed recent actions taken by CCEA partner city, Pico Rivera.

**CITY CLERK /AGENCY/AUTHORITY SECRETARY ANNOUNCEMENT**

The City Clerk provided the public with the procedure to address the City Council/Successor Agency/Authority regarding non-agendized item.

**PUBLIC BUSINESS FROM THE FLOOR - NON-AGENDIZED ITEMS**

Addressing the City Council at this time:

Benjamin Young – student at Antelope Valley College, asked Vice Mayor Crist how he became a politician.

Kyeongchan Kang – student at Antelope Valley College, asked Vice Mayor Crist what he likes the most about his work and what challenges he faces.

Stephanie Gonzalez - student at Antelope Valley College, asked Vice Mayor Crist what advice he would give to young people to be more involved and active in the community.

Anita Bordlemay – discussed experiences she's had with people at her home and with the Los Angeles County Sheriff's Department.

Robert Starkey – discussed AB 1269 and the impact to residents.

Fran Sereseres – discussed needing more computers at the library, skate parks in neighboring areas, changes made by the AVTA for pick up and drop offs at the AV Fairgrounds, and sidewalk repairs made near her home.

David Paul – discussed the streetlights, the relationship between the City and the County with regard to the Library and the review of improving services at the library.

Heather Brown – discussed desertification.

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**COUNCIL / AGENCY COMMENTS**

Assistant Fire Chief Cosey discussed the 4<sup>th</sup> of July and the impact on the community.

Los Angeles Sheriff Captain Weber discussed statistics and enforcement efforts surrounding the 4<sup>th</sup> of July.

Planning Commission Chairman Vose discussed items scheduled to be heard by the Planning Commission at its next meeting, including items relating to cannabis; the Planning Commission meeting in August will be held August 14<sup>th</sup> and potentially August 15<sup>th</sup>.

**ADJOURNMENT**

Vice Mayor/Vice Chair Crist adjourned the meeting at 6:16 p.m. and stated the next City Council/Successor Agency/Financing/Power/California Choice Energy Authority meeting will be held on Tuesday, July 25, 2017 at 5:00 p.m.

PASSED, APPROVED and ADOPTED this 25<sup>th</sup> day of July, 2017, by the following vote:

AYES: Council Members Malhi, Mann, Underwood-Jacobs, Vice Mayor Crist

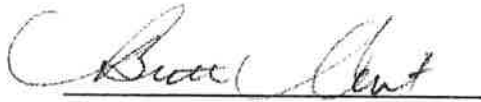
NOES: None

ABSTAIN: None

ABSENT: Mayor Parris

ATTEST:

APPROVED:



BRITT AVRIT, MMC  
CITY CLERK  
AGENCY/AUTHORITY SECRETARY



R. REX PARRIS  
MAYOR/CHAIRMAN

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STATE OF CALIFORNIA                    }  
COUNTY OF LOS ANGELES            }ss  
CITY OF LANCASTER                    }

CERTIFICATION OF MINUTES  
CITY COUNCIL/SUCCESSOR AGENCY/FINANCING/POWER/CALIFORNIA CHOICE  
ENERGY AUTHORITY

I, \_\_\_\_\_, \_\_\_\_\_ of the City of Lancaster,  
CA, do hereby certify that this is a true and correct copy of the original City Council/Successor  
Agency/Financing/Power/California Choice Energy Authority Minutes, for which the original is  
on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, CA on this  
\_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

(seal)

\_\_\_\_\_